

In Re: \_\_\_\_\_ Case No.: 22-10295  
Estate of Patricia Tessein Chapter: 13  
\_\_\_\_\_  
Judge: MBK

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**NOTICE OF PROPOSED PRIVATE SALE**

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Executor \_\_\_\_\_, \_\_\_\_\_ Keith Tessein \_\_\_\_\_, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, Bankruptcy Court  
District of New Jersey  
402 East State Street  
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on June 12, 2024 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 9 Tekening Way Hamilton, NJ 08690

Proposed Purchaser: Antonio Pelaez Luna

Sale price: \$326,000.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Evelyn "Lyn" Scott, Realtor & Angelo S. Ferrante, Esq., Special Counsel  
Amount to be paid: 4% to be shared with cooperating realtors, \$2,100.00 Special Counsel  
Services rendered: Review any agreements of sale, assist with closing the transaction.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Kevin Fayette

Address: 1675 Whitehorse Mercerville Road, Suite 204, Hamilton, NJ 08619

Telephone No.: 609-584-0600

In re:  
Patricia C. Tessein  
Debtor

Case No. 22-10295-MBK  
Chapter 13

District/off: 0312-3  
Date Rcvd: May 16, 2024

User: admin  
Form ID: pdf905

Page 1 of 2  
Total Noticed: 16

The following symbols are used throughout this certificate:

**Symbol** **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

## CERTIFICATE OF NOTICE

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 18, 2024:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Patricia C. Tessein, 9 Tekening Way, Hamilton, NJ 08690-1648
cr	+ Santander Bank NA, c/o Loren L. Spezzale, Esq., 33 S. 7th Street, Allentown, PA 18101-2436
519484477	+ FIG Capital Investments NJ 13, LLC, C/O Taylor and Keyser LLC., 89 Haddon Avenue, Suite B2, Haddonfield, NJ 08033-2473
519538428	+ MTAG Custodian for FIG Capital Investments NJ13, L, PO Box 669505, Dallas, TX 75266-0392
519509479	+ Santander Bank, N.A., c/o Loren L. Spezzale, Esq., 33 S. 7th Street, PO Box 4060, Allentown, PA 18105-4060
519485825	+ Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

**TOTAL: 6**

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	Email/Text: usanj.njbankr@usdoj.gov	May 16 2024 20:54:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	May 16 2024 20:54:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519484475	Email/PDF: AIS.cocard.ebn@aisinfo.com	May 16 2024 21:02:54	Capital One, P.O. Box 4069, Carol Stream, IL 60197-4069
519514806	+ Email/PDF: ebn_ais@aisinfo.com	May 16 2024 21:13:45	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519484476	Email/PDF: ais.sync.ebn@aisinfo.com	May 16 2024 21:02:37	Care Credit/ Synchrony Bank, PO Box 960061, Orlando, FL 32896-0061
519514419	Email/PDF: resurgentbknotifications@resurgent.com	May 16 2024 21:24:42	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519484478	Email/Text: Bankruptcy.Notices@pnc.com	May 16 2024 20:53:00	PNC Bank, P.O. Box 94982, Cleveland, OH 44101
519538741	Email/Text: Bankruptcy.Notices@pnc.com	May 16 2024 20:53:00	PNC Bank, National Association, P.O. Box 94982, Cleveland, OH 44101
519484479	+ Email/Text: DeftBkr@santander.us	May 16 2024 20:54:00	Santander Bank N.A., 601 Penn Street MC:10-6438-FB7, Reading, PA 19601-3563
519484480	+ Email/Text: DeftBkr@santander.us	May 16 2024 20:54:00	Santander Bank, N.A., Mail Code 10-6438-FB7, 601 Penn Street, Reading, PA 19601-3563

**TOTAL: 10**

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

<b>Recip ID</b>	<b>Bypass Reason</b>	<b>Name and Address</b>
cr	*+	MTAG Custodian for FIG Capital Investments NJ13, L, PO Box 669505, Dallas, TX 75266-0392

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 18, 2024

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 15, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Kevin C. Fayette	on behalf of Debtor Patricia C. Tessein kfayette@kevinfayette.com
Loren L. Speziale	on behalf of Creditor Santander Bank NA lspeziale@grossmcginley.com jkacsur@grossmcginley.com
U.S. Trustee	USTPRegion03.NE. ECF@usdoj.gov

TOTAL: 5